



£1,400 PCM Ashley Down Road | Horfield | Bristol | BS7 9JR

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Kendall Harper

# Ashley Down Road | Horfield | Bristol | BS7 9JR

Nestled in the heart of Ashley Down, Flat 3 at 88A Ashley Down Road presents a splendid opportunity to reside in a recently converted duplex apartment within a charming Victorian building. This delightful property is ideally located, just a stone's throw from the vibrant bars, restaurants, and independent shops along the popular Gloucester Road, ensuring that the best of Bristol is right at your doorstep.

The apartment boasts a modern and neutral finish throughout, creating a welcoming atmosphere. Upon entering, you are greeted by a spacious entrance hall that leads to the first floor. Here, you will find a light and airy lounge kitchen diner, perfect for both relaxation and entertaining. This area features a designated dining space, making it ideal for hosting friends or enjoying family meals. Additionally, the first floor includes a contemporary bathroom complete with a shower over the bath, alongside a generously sized double bedroom.

Ascending the stairs from the entrance hall, you will discover the master bedroom on the second floor, which benefits from a stylish en suite shower room, providing a private retreat. The property is equipped with double glazing and gas central heating, ensuring comfort throughout the year. With an impressive EPC rating of B, this apartment is not only modern but also energy-efficient.

This exceptional duplex is perfectly suited for two professional sharers, a professional couple, or a small family seeking a comfortable and convenient living space in Bristol. Don't miss the chance to make this charming apartment your new home.





| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   | <b>86</b>                  | <b>86</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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